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T. L. C. R. -

To Capitalists and Investors

ESPECIALLY.

THE PAST, PRESENT AND FUTURE.

The growth and development of Boston, Chicago,  
Kansas City and **DALLAS** compared.

A Few Thoughts Suggested.

A Few Statistical Facts Submitted.

READ CAREFULLY.

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For twenty-five years the Western and Northwestern States and Territories have developed and grown with a rapidity that is marvelous indeed.

States have sprung into existence with astonishing rapidity; cities have been built as if they were the work of a magician; colossal fortunes have been made within a decade, and that without a risk of loss, for in judicious investments in real estate there can be no risk. Vast fortunes are still to be made in a much shorter time, for the reason that the undeveloped territory in the United States is now comparatively small, and in proportion as the area is reduced the development will be correspondingly more rapid. It has required nearly three hundred years to develop Massachusetts and the same length of time to build the city of Boston; one hundred years to settle the State of Ohio, and to build on her chief water-way the city of Cincinnati; fifty years to people Illinois and to bring into existence the wonderful city of Chicago; twenty-five years to populate Kansas and develop that phenomenon Kansas City; twenty years to create prosperous Minnesota with her twin cities Minneapolis and St. Paul; while it has required only about fifteen years for Colorado to reach her present populous state, and to build Denver, the beautiful city of the mountains.

We need not remind you of the force of the comparison, and that as the star of the empire moved westward, and the undeveloped territory grew smaller, States were developed and cities built in a correspondingly shorter time, until Oklahoma was settled in a day and her chief city peopled in an hour.

Lands in all the States could at first be bought at from \$1 to \$3 per acre, that are now worth from \$15 to \$150 per acre.

Town lots were obtained almost for the asking, many of which are now worth a fortune.

Few people in the United States, even during the past few years, have realized what was taking place and, as regards the West and the Northwest, have let the golden opportunity pass; but, as in all things, the *best has been reserved for the last.* *All eyes are now turned toward the New South*

Not only the people of the Northern and Eastern States, but also those of Germany, England and Scotland are entering these rich fields. Her iron, her coal, her timber, her cotton, her manufactures, her cheap lands are all being eagerly investigated by the shrewdest financiers. Good, safe and profitable investments can be made in any of these States, but none offer such security for safe investments, or certainty for large profits, as *Texas*.

Here you will find tens of millions of acres of the richest and most productive farm lands at prices ranging from \$2 to \$5 per acre; the choicest grazing lands at from \$1.50 to \$3 per acre; virgin pine forests at from \$2 to

\$6 per acre ; the finest undeveloped coal and iron lands at from \$3 to \$7 per acre ; not to speak of her lands *especially* adapted to rice, cane, cotton, fruits and vegetables.

The *Boston Herald*, in a recent issue, aptly said of Texas that "it can show iron to Pennsylvania, coal to Alabama, lead to Missouri, copper to Michigan, timber to Wisconsin, rice to South Carolina, sugar to Louisiana, cotton to Mississippi, corn to Iowa, wheat to Minnesota, wool to Ohio, hay to New York, gold to California, and silver to Nevada, and to every State that which it produces, and much it does not," and the same paper might have added her countless herds of cattle, horses and mules, and a score of mineral not mentioned, in addition to which she is now producing one-fourth of the cotton crop of the United States.

Texas has the most fertile soil of any part of this great country, a climate that is healthy and pleasant ; her products are more diversified than those of any other State in the Union. Texas is growing more rapidly in wealth and population than any other section Texas; has comparatively no debt ; her rate of taxation for State purposes is only fifteen cents on the \$100 based upon a fifty per cent. assessed valuation. She has the most munificent school fund of any State in the Union. She is capable of producing more cotton than the entire crop of the United States. She offers greater inducements to all classes, especially to capitalists, than any other State. Her people are enterprising, progressive and law-abiding. Her population has doubled with each decade for the past forty years, and the census of 1890 will give us three (3,000,000) millions of people.

Texas, with all this wealth, her vast territory and her wonderful resources, is not without her commercial metropolis, a city in keeping with her extent and capabilities. Like Boston to Massachusetts, a financial, commercial, manufacturing and distributing centre, Dallas is our commercial centre, and is to Texas what Chicago is to Illinois, or St. Louis to Missouri. With a population estimated at 65,000, possessing all the elements and conveniences of an Eastern, combined with the energy, push and enterprise of a Western city, she is forging ahead to municipal greatness more rapidly than any other city in the Union. We submit a few statistics in the way of illustration, taking Kansas City when she had 60,000 people as a basis of comparison. Kansas City had, in 1870, 32,200 inhabitants, and in 1879, 60,320 inhabitants, requiring nine years to gain 28,000 people, not quite doubling her population in that time, or an increase of less than 100 per cent. ; while Dallas in 1880 had 10,359 inhabitants, and in 1889 had 62,263, including suburbs, a gain in nine years of 52,000, an increase of nearly 600 per cent.

The taxable wealth of Kansas City in 1879 was \$10,606,660, while that of Dallas in 1889 was \$21,000,000. The rate of taxation of Kansas City at

the above period was \$2.55 on the \$100, while that of Dallas was \$1.75 on the \$100 assessed valuation. In 1878 Kansas City built 145 houses at a cost of \$232,400. While in 1888 Dallas erected 743 buildings at a cost of \$2,998,780, and the sales of real estate and amount spent in public improvements bears the same favorable comparison. These statistics are official, those of Dallas having been taken from her official records, while those of Kansas City from the Eleventh Annual Report, compiled and published under the official direction of W. H. Miller, Secretary of the Commercial Exchange of Kansas City. The present population of Kansas City is estimated at 225,000, while her real estate values have increased in the past ten years from 400 to 800 per cent. Now, as shown above, Dallas is growing much more rapidly than Kansas City did ten years ago, and with the present prosperous condition of the State of Texas, Dallas will reach the present size and wealth of Kansas City in a much shorter period of time.

Much more could be said of and for Texas and Dallas. Keep in mind the fact that Kansas, Iowa and Nebraska rely almost wholly upon the corn, wheat and cattle products, often burning the corn for fuel, for want of a market, while the freights consume the larger part of the wheat crop. Kansas realized only about \$12,000,000 from her enormous wheat crop of 1889, while Texas will not fall far short of \$100,000,000 for her cotton crop for the same year. If the above facts are true, can there be any doubt of the advantages offered by Texas for safe and profitable investments? Has any part of our country, in any period of her history, ever offered anything as good? *We do not ask you to accept the above statistical facts on faith*, but urge you to visit Texas and make a personal investigation, or send a trusted agent to do it for you. This is no attempt to boom a city or a country without merit. We invite the closest scrutiny and most thorough investigation. We offer you nothing in which we will not risk our money with you, whether it be in farm, or grazing lands, pine forests, mineral lands, bank stocks, manufacturing enterprises or gilt-edged city real estate.

For any further information address,

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